



**MINUTES  
BUILDING ADVISORY BOARD OF APPEALS  
PLAN REVIEW CONFERENCE ROOMS 1, 2 & 3  
7447 EAST INDIAN SCHOOL ROAD, SUITE 125**

**THURSDAY, JUNE 21, 2007 AT 5:15 PM**

**PRESENT:** Christopher Valocchi, Chair  
Anthony Palmiotto, Vice-Chair (Arrived at 5:35)  
John Balsis  
Alan Contardi  
Gretchen Palmer  
Joseph Campodall'Orto

**ABSENT:** Ron Henry  
Mark Johnson  
Thomas Schleifer

**STAFF:** Michael Clack  
Ed Peaser  
Bob Petrillo

**CALL TO ORDER**

Chair Valocchi called the meeting to order at 5:31 p.m.

**ROLL CALL**

A formal roll call confirmed the presence of Board Members as noted above.

**MINUTES**

**BOARD MEMBER CAMPODALL'ORTO MOVED THE APPROVAL OF THE MINUTES OF THE MEETING OF MARCH 15, 2007. THE MOTION WAS SECONDED BY BOARD MEMBER CONTARDI AND CARRIED BY A UNANIMOUS VOTE OF FIVE (5) TO ZERO (0).**

## MISCELLANEOUS

1. Continue discussion on the adoption of the city building codes & fire codes. A vote to recommend approval is required.

Mr. Ed Peaser, Plan Review Manager, presented the Board with the finalized Electrical Code amendments, Ordinance 3736, and the International Mechanical Code Amendments, Ordinance 3737. He indicated the only revision is the deletion of Section 810, Radio Amplification Systems. This section has been deleted because Council will be presented with a new Radio Amplification Systems Ordinance in September.

Mr. Peaser discussed the 2006 International Residential Code Amendments, highlighting minor changes. He referenced Section R313.3.1 regarding Apartments, Condominiums and Conversations, discussing the amendment with the Board. He also indicated Ordinance No. 3744 was previously a part of the Building Code Amendments, but has been split out as a standalone document, per the request of attorneys.

Mr. Peaser discussed changes to the 2006 International Building Code. Appendix J of the Code will be adopted, indicating Section J103.2 will be amended to include the phrase, "and does not involve the import or export of materials".

A minor change to the Plumbing Section was discussed; specifically, adding wording that will refer users to the Scottsdale Revised Code, Chapter 31, Article VII.

Under Section 118, Fire Damaged Property, Mr. Peaser stated language was added to indicate that Sections 119.1 and 119.2 shall apply to any fire damaged structure.

Mr. Peaser discussed changes to Section 119, Additions, Alterations or Repairs, stating in Section 119.1 the percentage system for issuing permits was changed to a square footage system. In addition, Section 119.2 refers users to the Scottsdale Revised Code, Chapter 36, Article I. Board Member Campodall'Orto discussed the 50% square foot requirement with Mr. Peaser, who indicated 50% is an average number in comparison with surrounding communities.

In regard to Section 119.1, Vice-Chair Palmiotto discussed the 50% square foot requirement as it relates to fire damaged structures. Mr. Peaser stated anyone with fire damaged property is instructed to seek the advice of a registered professional to make a determination as to how damaged the property is and whether or not it is structurally sound, which is then submitted to the City. Board Members discussed the logistics of determining the square footage as it relates to fire damaged property.

Mr. Peaser discussed amendments to Table 1015.1, Spaces With One Means of Egress, in Chapter 10. He indicated the only amendment made was to R Occupancies, stating it has been changed from 10 to 20. He stated this would apply to any apartment or condominium building.

Chapter 11 will not be deleted as previously discussed, as this would only leave the State of Arizona to enforce the State Fair Housing Act. Mr. Peaser indicated that the FHA-approved ICC A117.1 is considered part of Chapter 11 in Section 1101. Verbiage

concerning the Arizonans with Disabilities Act was added back into Chapter 11, and amendments were made concerning Type A and Type B units in Section 1107.7 and 1107.7.6.

The Plumbing Code is addressed in Chapter 29, with Mr. Peaser indicating the International Plumbing Code Amendments are being reviewed at this time.

In regard to the Fire Code, Mr. Peaser stated the Fire Department has indicated it parallels very closely the 2003 Amendments to the International Fire Code. Mr. Clack stated Deputy Chief Jim Ford summarized the major differences from the amendments to the 2003 Code, as well as six new additions. Those additions include a requirement for automatic external defibrillators in challenging buildings (Section 408); retro-fitting of electric security gates with pre-emption sensors (Section 503); requirements for minimum sizing of elevator cars for emergency use (Section 607); retro-fit requirements for smoke alarms in existing multi-family occupancies (Section 907); requirements for the installation of liquid petroleum gas tank exchange operations (Section 3812); and adopting Appendix I for the Fire Code, which has to do with evacuation and confinement safety guidelines. Mr. Clack explained there are some potential retroactive provisions in the Code for existing buildings that the Fire Department is contemplating. Those actions have been pulled out of the Amendments in order to obtain public comment.

Mr. Clack discussed with the Board a new section of the Scottsdale Fire Code, Appendix I – Excavation and Confinement. This section establishes general guidelines and ordinance requirements regarding confined spaces and unsafe construction trench situations. Vice-Chair Palmiotto asked if city inspectors are enforcing unsafe trenching conditions at construction sites. Mr. Petrillo indicated it is not something the inspectors enforce; however, they do talk to the superintendents about it. He stated calling OSHA is an option for inspectors if they find unsafe conditions. Vice-Chair Palmiotto asked why the Building Department could not enforce the issue. Mr. Peaser indicated generally these trenches are located at sites installing deep sewer and water lines. He stated the Public Works Department has warned builders regarding unsafe conditions, and Mr. Clack indicated OSHA will be contacted if the situation is deemed dangerous.

The Board discussed the issue of ensuring the safety of the inspectors and methods employed to keep them safe.

**BOARD MEMBER CAMPODALL'ORTO MOVED THE BOARD RECOMMEND COUNCIL ADOPT THE CODES AS DISCUSSED IN THEIR ENTIRETY. BOARD MEMBER CONTARDI SECONDED THE MOTION.**

For clarification, Mr. Clack indicated the motion included the approval of the 2006 International Building Code, 2006 International Residential Code, 2006 International Mechanical Code, 2006 International Fire Code, and the 2005 National Electrical Code, including all of the associated amendments.

**THE MOTION CARRIED BY A UNANIMOUS VOTE OF SIX (6) TO ZERO (0).**

**OLD BUSINESS**

None.

**MISCELLANEOUS**

No members of the public wished to address the Board.

**ADJOURNMENT**

With no further business to discuss and being duly moved and seconded, the regular meeting of the Building Advisory Board of Appeals was adjourned at 6:11 p.m.

Respectfully submitted,

A/V Tronics. Inc.